

**CAPITAL PROJECTS ADVISORY COMMITTEE
FOR EASTERN PLACER COUNTY
775 N. Lake Blvd, Tahoe City, CA 96145
County Contact, Erin Casey, 530-546-1944**

**SPECIAL MEETING AGENDA
Tuesday, June 12, 2018
Northstar Community Services District Board Room
900 Northstar Drive, Northstar California, 96161**

1. Call to Order and Pledge of Allegiance

Committee Chair Alex Mourelatos called the meeting to order at 9:02 AM.

Committee members in attendance:

Seat #1 Business Association - Dave Wilderotter, North Lake Tahoe
Seat #2 Business Association – Krista Voosen, Donner Summit
Seat #4 Special District – John Wilcox, Squaw Valley
Seat #5 County General – Danielle Grindle, Squaw Valley
Seat #6 County General – Mike Staudenmayer, Northstar
Seat #7 NLTRA – Alex Mourelatos, Tahoe Vista
Seat #8 NLTRA – Ron Parson, West Shore arrived at 9:20 AM
Seat #9 Transportation – Jaime Wright, Eastern Placer County
Seat #10 Lodging – Drew Conly, Squaw Valley
Seat #12 At-Large – David Hansen, Tahoe City/West Shore
Seat #13 At-Large – Rick Stephens, Martis Valley, North Lake Tahoe

Absent:

Seat #3 Special District – Sarah Coolidge, Kings Beach/Tahoe Vista
Seat #11 Ski Resorts – Greg Dallas, Donner Summit

Staff in attendance: Erin Casey and Katelynn Hopkins Placer County Executive Office, Ron Treabess, North Lake Tahoe Resort Association, and Judy Friedman, Recording Secretary.

Mourelatos described how today will flow. The Committee will hear the project presentations, which will lead to this Committee making recommendations to the Board of Supervisors on TOT allocations. If time does not allow for all Committee follow-up questions to applicants, questions can be submitted to Casey who will forward the inquiry to the applicant for a written response. If a Committee member has a conflict of interest with any presentation, it should be stated and the Committee member should sit in the audience.



2. Public Comment

There were no comments on items not on today's agenda.

3. Information Items

a. Tourism Master Plan Grant Presentations – Grant applicants will present their proposals and answer committee member questions.

The following presentations were made, with applicants clarifying the project, the need, and funding request. Committee members have already received and reviewed the written applications.

1. LED Lighting Program in Kings Beach – North Tahoe Business Association

NTBA Executive Director Joy Doyle presented the request for just under \$19,000 to install LED lights on store fronts. In response to a question, she said there are 76 buildings within the footprint identified. She is hoping a minimum of 24 stores and restaurants will participate. The cost to property owners will depend on the size of the building.

Conly noted the 2012 lighting initiative and asked the participation at that time. Doyle said that project was to wrap trees with twinkle lights. It included Tahoe City and Squaw Valley tree lighting.

2. The Stages at Northstar – Tahoe Regional Arts Foundation

Keith Vogt gave a history of this project and the request for \$500,000 representing 38% of the Phase 1 budget for research and planning. The Committee asked questions clarifying the proposed performing arts center, including intended uses and location. The total cost to completion is estimated to be \$50 million. Vogt described the funding strategy that includes broad regional outreach. The neighborhoods in Northstar have been supportive regarding the proposed location. Noise and traffic will be considered in the environmental documents.

3. Martis Valley Trail – Northstar Community Services District

Eric Martin described the proposed trail connecting Truckee through Northstar and into Kings Beach. Using a site map of the overall trail, Martin showed the two segments that have already been completed, what is anticipated, and the proposed segments for which he is requesting \$500,000 of the \$2.4 million budget. Staudenmayer discussed the challenges in confirming the alignment of the trail, give the various landowners, including the Army Corps of Engineers. More information on the alignment should be available by the end of the month when this Committee makes final recommendations.

Parson asked how critical receipt of the full \$500,000 requested is. He asked about bathrooms and maintenance. Martin reviewed the budget. There are bathrooms at the trail heads. NCSD is working with Placer County on a maintenance agreement.

Casey noted that asking about partial funding on all requests is appropriate.

Wright asked for clarification on whether or not previous TOT allocations have been shown as part of the required match. Mourelatos asked what percentage of the total cost has been provided from TOT, given there are so many phases to the project.

4. Truckee River Culvert Outflow and Floodplain Restoration – Truckee River Watershed Council

Eben Swain and Brenda Gilbert presented the request for \$230,000 for environmental improvements along the Truckee River corridor beginning in Tahoe City and continuing for 4 miles.

Stephens asked about a restoration done in 2016 for just over \$1 million. Swain said that in spite of high river levels, the survival rate was decent, but high flows did wash away a lot of seed. This request is to further protect the trail and reduce sediment in the river. The County, Caltrans, and US Forest Service are all involved as landowners. In response to a question from Parson, Swain described how the 2016 project was funded.

Staudenmayer asked if Caltrans has been approached for funding. Swain said Caltrans is aware of the project, but the Watershed Council wanted to get design components done first. Tahoe City Public Utility District (TCPUD) owns and maintains the bike trail and has agreed to maintain this work as well.

Swain said the Council understands TCPUD is redoing the bike trail this summer and some areas may need additional reconstruction.

Mourelatos asked for a history of grant funding and other funding sources being considered for this project.

5. Squaw Valley Park Winter Access and Trail Enhancement – Placer County

Ted Rel and Andy Fisher described the work to be done with the \$406,000 requested. The request is for planning, designing, and permitting projects including plowing the parking lot for winter access, an appropriate overlay of the parking lot surface to accommodate snow removal equipment, improving amenities on the bike trail, including construction of an overlook, and signage. Friends of Squaw Creek may contribute \$6,600 for signage along the creek.

Hansen asked for clarification on the overlay component. Andy Fisher said there will be more work with the engineer and contractor to finalize the structural overlay.

Conly asked that the costs be separated, specifically the overlook. He asked if Park Dedication Fees may be available. Rel said the overlook will cost approximately \$20,000. Park Dedication Fees are generally used for new construction. The additional cost will come from Operations. Rel said plowing the parking lot will help alleviate parking on Highway 89. Fischer added that for a pilot program last year, the County worked with the Squaw to insure the lot wasn't used for overflow parking from skiers or employees.

Voosen asked the size of the parking lot and how many bids were submitted. Fisher said the lot is approximately 20,000 sq. ft. Rel described how the costs were computed. Grindle asked how much use there was last winter. Rel said the parking lot was 25% -30% full. When there was no snow, people parked there to use the park and walk dogs. When there was snow, people used the park for sledding. It was also used to access the trail.

Wilderotter suggested Park Dedication Fees be considered for the outlook, since it is a new project.

Parson asked how this project will integrate with other proposed uses in the park, including the Olympic Ski Museum and covered Pavilion. Fisher said none of those uses are dependent upon each other.

6. Memorial Overland Emigrant Trail – Phase 2 – Placer County

Lisa Carnahan showed a map of the 17 mile trail that extends from Donner Lake to Kingvale, with connections to other regional trails. This request is for Phase 2, which is a four-mile trail beginning at Sugar Bowl and going east. Today's request is for \$495,000. Placer County will contribute 35% of the \$762,000 total project cost.

Parson noted that with TOT, 100% of the project cost will come from Placer County. He asked about staff costs, overhead, and plans for trash and restrooms. Carnahan said there will be restrooms at the trail head, but that cost is not included in today's request.

In response to questions about other landowners, Carnahan described the land acquisition and easement agreements. Sugar Bowl is charging approximately \$100,000 for use of its easement. Staudenmayer noted Northstar is not charging for easements for the Martis Valley Trail and suggested that be revisited.

Mourelatos asked for clarification on any other funds. He asked about ROI on the trail. Carnahan said she is applying for other grants. She anticipates approximately 300 people per day on the trail.

Mourelatos asked about breaking projects into components so specific costs can be considered. Casey said there are ways to do that. She will ask applicants to consider impacts on the project if costs are broken out. Staudenmayer suggested that be a question in future applications.

7. Heritage Bear Statue – Tahoe City Downtown Assn

TCDA Executive Director JT Chevallier described what the Association does, including beautification of Tahoe City. This request for \$31,140 is to install a bronze bear statue in Heritage Plaza. The total project cost is \$34,600.

Chevallier answered questions clarifying the project. The County owns the Plaza and there is a process to get approvals for installation of the piece. TCPUD has agreed to install it.

Grindle noted the in-kind costs exceed 15%. Mourelatos suggested the value of in-kind services and volunteer labor be calculated into the cost of the project and asked Chevallier to provide that information.

8. Sierra Nevada Olympic & Winter Sports Museum Phase IV – Squaw Valley Ski Museum Foundation

Wilcox announced a conflict since he is on the SVSMF Board of Directors and moved to sit in the audience.

SVSMF Executive Director Jill Milne and President of the Board Dave Antonucci presented the request for \$220,000. This will get the project through design and engineering and with renderings, the major capital campaign can begin. Milne is working with local architects and engineers. The total construction cost is estimated to be \$15 million. Milne described the anticipated capital campaign. There are already corporations interested in the project, but most want to see more complete plans.

Stephens asked if there is approval from Placer County to build the Museum in Squaw Valley Park. Antonucci discussed the permitting process required, which will include approval from the Planning Commission and Board of Supervisors.

Hansen asked about the breadth of the Foundation. Milne said there are over 10,000 subscribers to the email list. The organization has a nine member Board and 15 member Advisory Board.

9. Trail and History Hub at Donner Summit – Donner Summit Association

Voosen announced a conflict and moved to sit in the audience.

Bill Oudegeest discussed the vibrant history of the Donner Summit area and efforts to improve the visitor's experience to revitalize the area. The \$88,000 request is for an information center, signage at trailheads and along trails, and restrooms. The project will be done in conjunction with Sugar Bowl's upgrades. He said the Donner Summit Association is leading the project and will be in charge of maintenance.

Wilderotter asked if Truckee is involved. Oudegeest said Nevada County has shown interest in the project. He has spoken with the Truckee Chamber and Truckee Donner Land Trust as well, but not the Town of Truckee. The information center will not be staffed.

Mourelatos asked how many rentals there are on Donner Summit and who will use these improvements. Oudegeest said there are no real "hotels," but many rental houses. He feels people from all over will come to use the trails. There are no surveys indicating where current trail users come from.

Parson asked if restrooms and trash collection is included. Oudegeest said there are some restrooms available, but Sugar Bowl will provide additional facilities at the food and beverage locations.

10. Donner Summit Visitors' Center Feasibility Study – Donner Summit Association

Christine York from the Sierra Business Council presented the request for \$26,629 of the \$32,924 cost of a feasibility study for a permanent Donner Summit Visitors Center. This is Phase 2 and will include research, analysis, a feasibility plan, and preliminary architectural drawings. Nevada County has committed \$3,295 as a match and a promise to contribute to future construction. The entrance to the facility would be in Nevada County.

Parson asked if there is a Master Plan for Donner Summit. Oudegeest said Nevada County funded a Soda Springs Area Plan, but doesn't identify funding. The commercial core is in Nevada County.

Mourelatos noted the 10% match from Nevada County and asked for clarification on who will benefit most from this project. If Nevada County will be receiving the highest economic benefit, it should invest more than 10%. York said Nevada County indicated it will contribute up to \$500,000 for the total project, but does not have funds to invest in a feasibility study. Sierra Business Council is the administrator to review the regional strategy. Mourelatos agreed with the regional perspective, but would like to see a breakdown of who benefits and to what degree. A brief discussion followed regarding efforts to get both Counties working together for this area.

Wilcox noted the challenge in getting people other than hikers to get off Interstate 80 and hopes plans address that. York said there are discussions of doing joint marketing with Sugar Bowl.

11. Tahoe Cross Country Lodge Replacement and Expansion Project – Tahoe Cross Country Ski Education Assn

Don Heapes, Robb Olson, and Wyatt Ogilvy presented various components of the request to fund the CEQA process for the new lodge at the Tahoe City Cross County Center. Just over \$900,000 has been included as a match for the request, not including TCPUD staff time. The total project is anticipated to be \$6 million. Three locations, plus a "no project" option will be considered on land owned by TCPUD.

Staudenmayer asked about uses other than cross-country skiing. Heapes said to the extent winters are becoming less reliable, ways to offer community benefits year-round are being considered in the TCCSEA's business plan. There is currently mountain biking in the summer and kids' camps are also being considered. The new lodge will be able to offer much more programming than the existing facility. New fundraising strategies will address additional uses. Ogilvy noted one site being considered is closer to the middle and high school, allowing better access to students. Discussion followed regarding the components of the new lodge, include gathering spaces and a small café.

Parson noted the proposed 25-32 jobs. Heapes said the larger facility will accommodate more programming and as such, more employees. Parson asked about local and neighborhood support.

Heapes said the community is generally supportive of the project, but there are residents on Polaris who have voiced concern about increased traffic and noise. The environmental review will consider those components. Ogilvy added this request provides an opportunity for a fair and thorough review of the sites proposed.

Wilderotter asked for a site plan.

12. Tahoe City Firehouse Properties – Placer County

Suzy Vose and Mark Rideout presented the request for \$22,500 for a feasibility study, parking study, and public outreach to determine what should happen at the old Tahoe City firehouse site. An updated budget will be submitted.

Parson asked about work done a few years ago to consider options this property. Vose said TCPUD did a study in 2011. Parson asked about using that study. Rideout said it primarily focused on an interpretive center. Parson remembers it included a gathering space for public use and a performing arts theater. Casey will distribute the document done in 2011.

Mourelatos said anything done should be to support a conclusion, not a concept. Wilderotter asked about a previous agreement for North Tahoe Fire District to tear down this station when they moved into the new one on Fairway Drive. Jennifer Merchant described the handshake agreement, saying there is no supporting documentation. She said the last study by TCPUD was not viable because a study estimated a new structure to cost \$35 million. A new study will provide more information.

13. Message Boards and Outreach Materials – North Tahoe Fire Protection District

NTFPD Public Information Office Beth Kenna and Chief Schwartz presented the request for \$48,839.35 for two new Movable Message Boards to provide information to visitors and residents during emergencies. The two existing boards which were originally funded by FEMA have outlived their useful life. These additional funds could not be identified in the NTFPD budget and Schwartz feels this is a tourist serving project.

Grindle asked about other agencies that could participate, such as the Sheriff's Department and Caltrans. Discussion followed about other agencies that may use the signs and how they are deployed.

Parson asked if this is not funded from TOT, what the alternatives would be. Kenna said she is in conversation with Placer EOS, but that agency has encouraged the District to identify grants. Schwartz added that FEMA has shifted their funding.

14. Enhanced Fire Protection Services for Tourism and Community Safety – North Tahoe Fire Protection District

Chief Schwartz said the \$531,000 for three years requested is for additional Calfire service during the winter months and would include as needed staffing, equipment, and apparatus to be housed at

Station 55 in Carnelian Bay. Northstar, Squaw, and Truckee would also benefit from the additional service. NTFPD is contributing a 15% match.

Voosen asked for clarification on staffing and how Station 55 is currently used. Schwartz said Calfire is not interested in taking over that building. He cannot provide the services proposed as inexpensively as Calfire is proposing. The other Fire District Boards and labor groups will need to be involved in some sort of cost-sharing agreement, however, Schwartz just hasn't had time to gather those letters of support.

Wilderotter asked about a tax initiative to support this. Schwartz feels people already pay a lot in property tax. He believes this is a tourism impact strategy and wants to exhaust all other funding avenues before going back to tax payers. He noted the resources it takes the District to serve the community as more visitors come to the area.

15. Fire Station and Community Park Improvement Project – North Tahoe Fire Protection District

NTFPD Battalion Chief McNamera presented the request for \$2.6 million a year for 10 years to replace the Kings Beach, Carnelian Bay, Dollar Hill, and Homewood fire stations. The community based stations would include a park with rest rooms, parking, a bus stop, and access to Class 1 bike trails. NTFPD will provide a 20% match. In response to questions, McNamera described the issues with each of the aging properties, which in some cases do not meet current code.

Voosen asked for more detail on the proposed parks. McNamera said each will be determined based on site constraints. The District will maintain public bathrooms at those parks and address trash.

Grindle asked if property tax covers capital projects. McNamera said there is currently no Capital Replacement Fund. The District's highest cost is staffing and that increases to meet the needs of more and more visitors. Schwartz said these stations are 50 years old and the District does not have Reserves to fund this project.

Wilderotter asked how other districts fund capital projects. Staudenmayer said Northstar is planning for eventual replacement of its stations and is leveraging property and parcel taxes, as well as developer bonds. Schwartz said that on the other side of the County, a study showed small districts are underfunded and none have funds to rebuild a station.

16. Transit Priority Infrastructure Project – Placer County

Ryan Decker and Peter Kraatz presented a list of nine engineering projects in the Resort Triangle totaling \$3.3 million (Items 16, 18, 19, 20, 21, and 22), including this request for \$450,000 to assess conditions on Highway 267 and Highway 89 and a proposal to implement transit/HOV lanes. A brief discussion followed regarding components to be considered to alleviate traffic issues.

Staudenmayer noted the \$50,000 match from the impacted ski resorts. Decker said Squaw Valley funded a pilot program study and is considering a Park and Ride option for Highway 89. Northstar is considering something similar for Highway 267. Kraatz said funds from the Town of Truckee stipulate investigation of more Park and Ride options and described some of the other strategies being considered.

Parson asked who would pay for the study if TOT was not allocated. Decker said there are federal and state programs, but matching funds are required. Kraatz said a large share of funds are for a consultant. Parson asked for a budget breakdown.

17. Gazex – Placer County – THIS REQUEST WAS PULLED

18. West Shore Highway Crossing Improvements – Placer County

Decker reported TRPA has identified several areas to improve pedestrian and bicycle crossings. This request for \$100,000 is to assess the need and solutions on Highway 89 from Tahoma to just south of Tahoe City. Solutions could include striping, signage, seasonal medians, or crossing lights. \$326,000 has been granted from the Active Transportation Program.

Wilderotter asked why this isn't a Caltrans project. Decker explained Caltrans is a part of this. Kraatz wishes Caltrans would step up more, but local government seems to get the complete streets projects done.

Parson asked who is actually being paid. He suggested incorporating all needs on the west shore be compiled into a full master plan instead of being piece-mealed

Mourelatos asked what happens after the scope and locations are determined and an initial design is presented. Decker said cost benefit analysis will then be done. This funding request includes design and construction.

19, Tahoe City Mobility Improvement Project and Tahoe City Parking Facilities – Placer County

Kraatz presented the request for \$100,000 for Mobility Improvements and \$150,000 for Parking Facilities in Tahoe City. Both projects are intended to improve vehicular circulation and pedestrian and bicycle safety, as identified in the 2016 Mobility Study.

Parson asked for clarification and who is getting paid for what.

20. Fanny Bridge – Placer County

Kraatz reported the Fanny Bridge and Dollar Creek Trail projects are under construction, but the engineer's estimate was below the bids. This request is for \$550,000 to bridge the gap. Kraatz described the other funding received for the projects.

In response to a question, Kraatz clarified that the two projects are under one contract. Of the request, \$115,000 is for staff time and \$435,000 is for the contractor. If TOT is not available, there could be additional funds from the Traffic Impact Fees or the Road Fund, which would take dollars away from general road maintenance. Kraatz described the project to replace the 85 year old Fanny Bridge.

21. Kings Beach Western Approach – Placer County

Kraatz is requesting \$100,000 to leverage the \$650,000 from the state to fund a consultant and staff time to complete the environmental studies for a roundabout at the intersection of Highways 267 and 28, as part of the Kings Beach Commercial Core Improvement Project.

He clarified details of the project, which is still in the design phase.

22. North Tahoe Trail, Martis Valley Trail Project - Section 3B, Truckee River Recreational Access Plan – Placer County

Kansas McGahan presented the request for \$1.850 million for three trail projects in the Resort Triangle.

McGahan answered questions regarding the Truckee River Recreational Trail, which is a separate use 10' trail, off the highway. Ultimately it will connect to the Truckee Legacy trail. She is meeting with landowners because much of the current alignment is on private property. There is a plan to bypass those, but it will be a more costly option.

Wilderotter asked what happens if TOT is allocated and matching state funds don't come through. If that were to happen, McGahan may ask that TOT be used for construction.

Parson asked for a more complete picture of the whole project including what's been done, what has been funded, and what the next piece is, similar to what was presented with the Martis Creek request.

McGahan clarified how the funds will be split between the three projects and discussion followed regarding the budget and match for each.

23. Squaw Park Pavilion – Squaw Park Foundation

Katrina Smollen described the objectives of the proposed Squaw Park Pavilion to be located in Squaw Valley Park. The TOT requested will fund Phase 1, which is a Feasibility Study that will identify how many people and for what purposes the Pavilion may attract. Information regarding the proposed location, parking, and traffic flows will also be considered.

Staudenmayer noted the proposed expanded covered ice rink in Truckee and asked if the region could support two similar projects. Smollen said there are currently many kids in programs and they

have to travel to Reno and South Lake Tahoe for training and competitions. She feels both facilities could be supported.

In response to a question from Mourelatos, Smollen said the Park is owned by Placer County. The facility would be operated by the Squaw Valley Public Service District, which is investigating opportunities to form a Park and Recreation Department.

Parson asked if there are any numbers showing the cost effectiveness of an ice rink. Smollen said the project will probably not monetize, but provides another amenity.

24. Tahoe Vista Vision Master Plan and Light Plan – West Shore Association

Kay Williams presented a request on behalf of the 17 TOT collectors along the Highway 28 Tahoe Vista corridor to fund a consultant to design streetscape improvements, including sidewalks and lighting.

A brief discussion followed as the actual applicant was clarified. Williams said perhaps NTBA could make the formal request or an organization of the property owners could be formed. She feels that Placer County “adopted” Kings Beach to make improvements and should “adopt” Tahoe Vista, too. When asked about how Tahoe Vista fits into the Tahoe Basin Area Plans, Casey said improvements are focused on town centers. Parson, who operates the Franciscan Lodge, feels that although the town centers may be the focus, the connector sections also need to be addressed.

Merchant said Tahoe Vista is within the NTBA sphere of influence. She clarified TRPA requirements for town centers and the funds that the County has allocated to Tahoe Vista, including the traffic signal, boat launch, parking, signage, and Regional Park improvements.

Williams also presented a request on behalf of the West Shore Association for a consultant to considering lighting improvements.

25. Bike Repair Stations – Tahoe City Public Utility District

Kurt Altolf requested \$11,291 for bike repair stations along the bike trails. The stations would include an air pump, tools, and a bike rack to hold the bike while minor repairs are done. The need has been identified in surveys conducted along the bike trails by TCPUD. The stations will be installed in the spring and taken out in the fall. He showed a map of 8 proposed locations along the north and west shores, as well as on the Truckee River trail.

The Committee asked questions about potential vandalism and maintenance. Altolf said the tools would require bolt cutters to be removed, but it could happen. TCPUD will maintain the stations during regular trail maintenance.

Parson noted some of the locations are close to bike shops. Altolf said there is no desire to compete with bike shops. The stations are only for quick fixes, but the locations can be reconsidered.

26. Trail Signage – Tahoe City Public Utility District

Kurt Altoff presented the request for \$18,278 to replace and update 24 ten-year old signs on the bike trail. In addition, five more signs will be purchased for the Dollar Creek Trail and Meeks Bay segment. This request is a joint request with Placer County. If it is determined the estimated \$1600 per sign cost is higher than the actual cost, the difference will be returned. Online options for disseminating information will also be considered.

b. Tourism Master Plan Grant Process – Staff will review next steps including grant ranking, committee deliberation and schedule for committee recommendations to the Board of Supervisors.

Casey noted the information requested by the Committee during presentations and will get that out as soon as possible. She asked that ranking sheets be submitted by June 21 so the results can be compiled and presented at the June 28 meeting. A brief discussion followed as the process for this Committee to make recommendations to the Board of Supervisors was clarified. Casey said that multi-year requests need to be considered for the year in which the request is made. The Board of Supervisors will not commit future funds. Also funding Special District requests to address shortfalls is part of larger discussion currently underway in the County. If the Board were to fund all Special District shortfalls, the County would not be able to provide services to the community.

The current funding process will be evaluated at the CAP Committee August meeting.

4. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 4:23 PM. The next regular CAP Committee meeting is scheduled for 4:30 PM on June 28, 2018 at the Squaw Valley Public Service District meeting room.

Respectfully submitted,
Judy Friedman
Recording Secretary